



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2026

TO: Planning Board

FROM: Robert Waring, Planning Director

ACTION ITEM #: REZ 26-019
MEETING DATE: 9/8/2026
DATE SUBMITTED: _____

ISSUE/ACTION REQUESTED: Review a request to rezone a parcel from PUD to R-10 & provide the Board of Aldermen a recommendation.

PUBLIC HEARING: ☐ YES ☐ NO

BACKGROUND/PURPOSE OF REQUEST:

The parcel in question (Parcel ID # 2130003809) is a 1.46-acre (63,598 ft²) tract located along Pine Lake Dr. SW. The property was included in a rezoning for the Summer's Walk PUD, although no use was identified on the master plan.

The owner has requested that the property be rezoned so as to be developed independently of the neighboring project.

Residential-10 zoning has a max density of 6 units/acre and requires a 10,000 Ft² lot, 75' wide, with setbacks as follows:

Front: 30'

Side: 8'

Rear: 20'

PUD zoning also has a max density of 6 units/acre, setbacks are determined by the PUD master plan.

The property's size is below the threshold of a PUD or conditional rezoning that would require a master plan.

The Planning Board may:

Vote to recommend approval the rezoning as proposed; or

Vote to recommend denying the rezoning as proposed; or

Continue the item until additional information is presented.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED:

☐ YES ☒ NO

CAPITAL PROJECT ORDINANCE REQUIRED:

☐ YES ☒ NO

PRE-AUDIT CERTIFICATION REQUIRED:

☐ YES ☒ NO

REVIEWED BY DIRECTOR OF FISCAL OPERATIONS

☐ YES ☒ NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:

☐ YES ☒ NO ☐ N/A

ADVISORY BOARD RECOMMENDATION: NA

STAFF RECOMMENDATION: Staff requests that the Planning Board recommend to the Board of Aldermen that the R-10 zoning be approved

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

1. Rezoning Application
 2. Area Map
 3. Permitted Use Table
 4. Draft Statement of Consistency
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ACTION OF THE PLANNING BOARD

APPROVED:

☐

DENIED:

☐

**DEFERRED
UNTIL:**

ATTEST:

CLERK TO THE BOARD

SIGNATURE

OTHER: